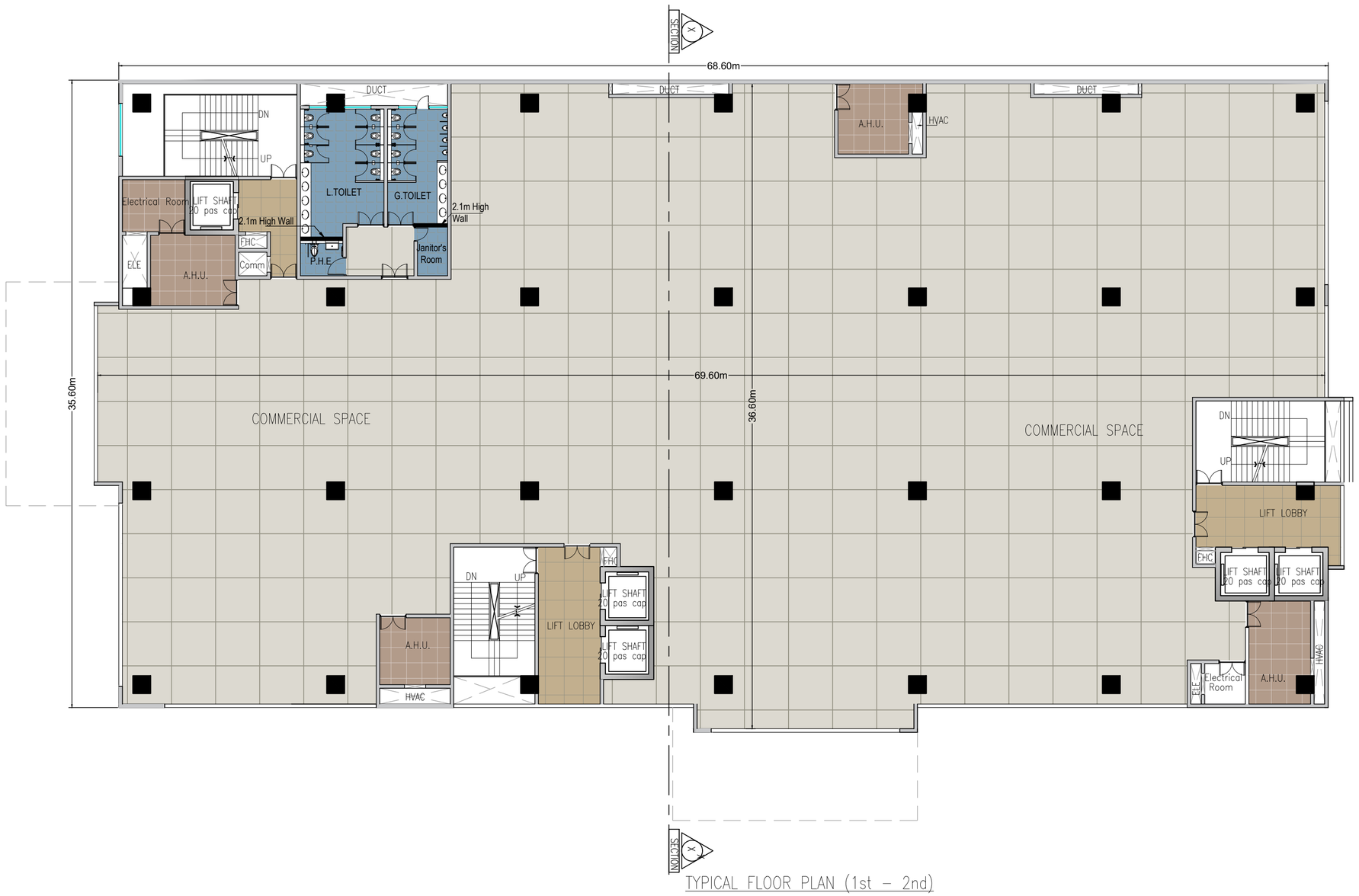

TYPICAL FLOOR PLAN (1st – 2nd)

AREA CALCULATION OF COMMERCIAL BLOCK

FLOOR	GROSS AREA	DEDUCTIONS FOR FAR IN m²		NET FAR AREA	BUILT UP AREA
	m²	(Shafts)	Parking & Mumty	m²	
	A	B	C	D= A-B-C	
Ground Floor	2471.28	26.71	58.02	2386.55	2444.57
1st Floor	2471.28	26.71	58.02	2386.55	2444.57
2nd Floor	2471.28	26.71	58.02	2386.55	2444.57
3rd Floor	2471.28	26.71	58.02	2386.55	2444.57
4th Floor	2471.28	621.71	58.02	1791.55	1849.57
Terrace Floor	115.5	0.00	0.00	0.00	0.00
TOTAL	**12471.9**	**728.55**	**290.1**	**11337.75**	**11627.85**

BASEMENT AREA CALCULATION

COMMERCIAL BLOCK	4389.52
TOTAL BASEMENT AREA	4389.52

TOTAL AREA CALCULATION OF COMMERCIAL BLOCK

GROSS AREA	DEDUCTIONS FOR FAR IN m²		NET FAR AREA	BUILT UP AREA
m²	(Shafts)	Parking & Mumty	m²	
A	B	C	D= A-B-C	
12471.9	**728.55**	**290.1**	**11337.75**	**16017.37**

COMMERCIAL DEVELOPMENT AREA STATEMENT IN m²

SITE AREA FOR DEVELOPMENT = 6535.94 (1A 24.60G)

SL. NO.	PARTICULARS	AS PER ZR	AS PER PLAN
1	PARK & OPEN SPACES	653.59 (10%)	666.69 (10.20%)
2	SURFACE PARKING	326.79 (5%)	343.75 (5.25%)
3	FAR = NET FAR AREA / SITE AREA	2.5	= 11337.75 / 6535.94 = 1.73
4	COVERAGE = PLINTH AREA / SITE AREA X100 PLINTH AREA-2471.28	60%	= 2471.28 / 6535.94 = 37.81% < 60%

5	CAR PARKING STATEMENT	
	REQUIRED CAR PARKING:	PROVIDED CAR PARKING:
A	GROUND+1st+2nd=7159.65/50-143 (1CAR FOR 50m² OF FLOOR AREA)	BASEMENT - 117 SURFACE - 41
B	3rd & 4th THEATERS SEATING CAPACITY - 300/20=15	
	TOTAL = 158	TOTAL = 158
	TOTAL PARKING PROVIDED	163

	PARK & OPEN SPACE FOR COMMERCIAL	
1	PARK	666.69m²
	TOTAL	669.69m²

TREE PLANTATION CALCULATION

1 Tree For Every 240m² FAR Area

No. Of Trees To Be Planted = FAR Area / 240 = 11337.75 / 240 = 47

No. Of Trees To Be Planted = 48 nos

EXCLUDED ITEMS

1) Flooring in Commercial, Shopping mall, Food Court areas, Cinema Hall
2) Ceiling plastering except soffit of staircases
3) False ceiling except toilet areas
4) Interiors for commercial, Food court, shopping mall and Cinema Hall Furniture
5) HVAC but, Electrical power supply and installation is included in the scope
6) No Partitions in commercial Shopping, Food court area
7) Cinema projectors & screen not in scope.
8) Cinema hall inside steps not in scope.

FOR TENDER PURPOSE

AUTHORIZED CLIENT:

BANGALORE DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
T.CHOWDAIAH ROAD, KUMARAPARK WEST,
BENGALURU - 560020

ARCHITECTURAL AND STRUCTURAL CONSULTANTS :

ACS DESIGN CONSULTING PVT LTD
"ARNAV", #1150, 4th FLOOR, 13th CROSS,
1st PHASE, 1st STAGE
BEHIND SIDDAGANGA PUBLIC SCHOOL
CHANDRA LAYOUT
BENGALURU 560 072 | KARNATAKA | INDIA
Mob: +91-098863-12271, +91-094480-64921
E-mail: acsdesign@acsdesign.biz
Website: www.acsdesign.biz

PROJECT TITLE:

PROPOSED CONSTRUCTION COMMERCIAL BUILDING
AT SY NO PART OF 19 & PART OF 20
PHASE-III,KONADASAPURA BANGALORE DISTRICT

DRAWN BY:	RASHMI	
DESIGNED BY:	DIVYA	
CHECKED BY:	C.RAVISHANKAR	

DRAWING TITLE:

COMMERCIAL TYPICAL (1st and 2nd)
FLOOR PLAN

	SIZE-A3	JOB NO-653	
DRAWING NUMBER			REV
ACS/653/C/A-04			T0